



- GENERAL NOTES:**
- BOUNDARY BEACONS TO BE EXPOSED AND DEMARKED.
  - SOIL POISONING IN ACCORDANCE WITH SABS 0124 REQUIRED.
  - ALL SLABS, BEAMS, COLUMNS, STAIRS AND STRUCTURAL REINFORCED CONCRETE AND STRUCTURAL STEEL WORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS.
  - THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL, CIVIL AND MECHANICAL ENGINEERS DRAWINGS.
  - ALL BUILDING WORK IS TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS, SANS 10400 AND LOCAL MUNICIPAL BY-LAWS.
  - ALL GLAZING TO COMPLY WITH SANS 10400 PART N
  - PUBLIC SAFETY, SANS 10400 PART D - ALL BALUSTRADING TO BE MINIMUM ONE METER HIGH.
  - ALL STAIRS TO COMPLY WITH PART M OF SANS 10400.
  - ALL FACILITIES FOR DISABLED PERSONS TO COMPLY WITH PART S OF SANS 10400.
  - ALL TIMBER IS TO BE CCA-TREATED AGAINST TERMITE, WOOD-BORER AND FUNGAL ATTACK IN ACCORDANCE WITH SANS 1000.
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE, UNLESS OTHERWISE SPECIFIED, MEASURED IN MILLIMETERS.  
- ALL DIMENSIONS, ANGLES AND LEVELS TO CHECKED ON SITE AND ANY DISCREPANCIES ARE TO BE VERIFIED WITH THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- MECHANICAL VENTILATION / LIGHTING TO BE BY PROFESSIONAL ENGINEER. SEE APPOINTED ENGINEERS DRAWINGS FOR SPECIFICATIONS.

- GENERAL NOTES**
- Boundary beacons to be exposed and demarcated.
  - Soil poisoning in accordance with sabs 0124 required.
  - All slabs, beams, columns, stairs and structural reinforced concrete and structural steel work to be in accordance with structural engineers details and specifications.
  - These drawings are to be read in conjunction with structural, civil and mechanical engineers drawings.
  - All building work is to comply with the national building regulations, sabs 10400 and local municipal by-laws.
  - All glazing to comply with sabs 10400 part n
  - Public safety, sabs 10400 part d : all balustrading to be minimum one meter high.
  - All stairs to comply with part m of sabs 10400.
  - All facilities for disabled persons to comply with part S of sabs 10400.
- Do not scale drawings, use figured dimensions only. All dimensions are, unless otherwise specified, measured in millimeters.  
- All dimensions, angles and levels to be checked on site and any discrepancies are to be verified with the architect prior to the commencement of work.
- Mechanical ventilation / lighting to be by professional engineer. See appointed engineers drawings for specifications. (If required)

- FOUNDATIONS :**  
All foundations to engineers details
- SURFACE BED :**  
Concrete surface bed with BRC concrete mesh laid on approved dpm on blinding layer and well compacted soil with soil poisoning to engineers details on insulation with R-value of min 1.
- BACKFILL :**  
Filling to be approved cleaneearth, well watered and compacted in layers not exceeding 150mm in depth and thoroughly consolidated, all to engers details.
- BLOCK/BRICK WALLS :**  
1. All walls to be SABS approved. Block/Brick work to be laid in strict accordance with engineers specifications.  
2. Where walls are retaining, walls to be water proofed by approved specialist prior to backfill.
- DOORS :**  
All aluminium doors to be 25 micron anodized aluminium framed as per schedules.  
All internal timber doors to be as per schedules.
- WINDOWS :**  
All windows to be 25 micron anodized aluminium framed. Refer to window schedule for further details.
- LINTELS :**  
All lintels to engineers details.  
All Lintels to comply with SANS 10400-Part K
- HALL ROOF :**  
Roof sheeting to be Brownbuilt Klip-Lok 406 0,5mm thick light industrial Z275 spelter galvanised steel sheeting at 10° with Globalcoat finish to one side and half coat Globalcoat Grey other side and accessories fixed to steel purlins at 1200mm centres fixed to steel portal frame as per engineer.
- HALL CEILING :**  
80mm Isoboard ceilings fixed over purlins. Steel purlins at 1200mm centres.
- COMMUNITY FACILITY ROOFS :**  
Roof sheeting to be Brownbuilt Klip-Lok 406 0,5mm thick light industrial Z275 spelter galvanised steel sheeting at 5° with Globalcoat finish to one side and half coat Globalcoat Grey other side and accessories fixed to steel purlins at 1200mm centres fixed to timber rafters as per engineer.
- COMMUNITY FACILITY CEILING :**  
80mm Isoboard ceilings under purlin. 50 x 76mm timber purlins at 700mm centres.

- STORM WATER :**  
Stormwater as per engineers details.
- SEWER :**  
Sewer as per engineers details (min 1:60 and max 1:8)
- BALUSTRADES :**  
All balustrades to be min. 1m high throughout and not have any opening that permits the passage of a 100mm diameter ball.  
All balustrades to comply with SANS 10400-Part D

**AREA SCHEDULE**

SITE AREA	24299.00m <sup>2</sup>
HALL	865.71m <sup>2</sup>
COMMUNITY FACILITIES	149.26m <sup>2</sup>
CARETAKERS COTTAGE	40.47m <sup>2</sup>
GATEHOUSE & BIN AREA	20.01m <sup>2</sup>
<b>PROPOSED NEW BUILDING AREA</b>	<b>1075.45m<sup>2</sup></b>
EXCLUDING STAGE STORE	14.11m <sup>2</sup>
EXCLUDING CHAIR STORE	20.75m <sup>2</sup>
EXCLUDING BIN AREA	8.93m <sup>2</sup>
<b>PROPOSED F.A.R. (0.24) =</b>	<b>1031.66m<sup>2</sup></b>
<b>PROPOSED COVERAGE (23%) =</b>	<b>1075.45m<sup>2</sup></b>

**PARKING REQUIREMENTS**

COMMUNITY CENTRES REQUIRE 2 BAYS PER 100m<sup>2</sup>

**PARKING PROVIDED : 26 BAYS INCL. 2 DISABLED BAYS**  
**PARKING REQUIRED : 22 BAYS (1076-100x2)**

LIST OF REVISIONS			
NO.	DATE	REVISION DESCRIPTION	DRAWN
00	03-11-2014	ISSUED FOR INFORMATION ONLY.	GBL
01	11-11-2014	GATEHOUSE & ROAD POSITIONS ALTERED.	GBL

**TJ Architects Eastern Cape (Pty) Ltd**  
Tel +27 (0)43 7267993 Fax +27 (0)43 7267993  
PO Box 19848, Tecoma, 5247 East London

marlene@tja.co.za www.tja.co.za

Durban Tel +27 (0)31 2668386 Fax +27 (0)31 2660437  
PO Box 723 Westville 3610 email gadm@tjagadon.co.za

Port Shepstone Tel +27 (0)39 6827911 Fax +27 (0)39 6827917  
PO Box 53, 4240, Port Shepstone email tj@shepstone.net.co.za

Kokstad Tel +27 (0)39 727 1793 Fax +27 (0)39 727 1896 PO Box 1524  
Kokstad 4700 email tj@shepstone.net.co.za

Richards Bay Tel +27 (0)35 7534605 Fax +27 (0)35 7534608  
PO Box 102411 Meerensee 3901 email richardsbay@tjajobuland.co.za

Umtata Tel +27 (0)35 4502954 Fax +27 (0)35 4502700  
PO Box 99 Melmoth 3835 email tj@umtata.co.za

RESPONSIBLE PERSON	DATE	SCALE
DRAWN GARY LAIGHT - SACAP No. 572269	2014-11-11	1:500
CHECKED MARLENE SWINNEY - SACAP No. 4935	2014-11-11	SHEET SIZE
APPROVED		A1

CLIENT INFORMATION

CLIENT: COMPANY NAME

SIGNED: DIRECTOR - MR. S. NOJOKO

PROJECT DESCRIPTION	PROJECT INFORMATION
PROPOSED NEW MULTI-PURPOSE CENTRE FOR DEBERHA, NGCOBO, EASTERN CAPE	DRAWING INFORMATION
DRAWING TITLE	MUNICIPAL APPROVAL DRAWINGS: SITE DEVELOPMENT PLAN

PROJECT NUMBER

**EL2014-01-MA-000-01**

COPYRIGHT RESERVED

